



GRASSROOTS
REALTY GROUP

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225 Covecreek Circle NE
Calgary, Alberta

MLS # A2204866



\$389,000

Division:	Coventry Hills		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,376 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar

Water:	-
Sewer:	-
Condo Fee:	\$ 402
LLD:	-
Zoning:	M-1
Utilities:	-

Inclusions: N/A

WELCOME HOME! Nestled in the heart of the sought-after community of Coventry Hills, this move in ready 2-bedroom, 2-bathroom home invites you to embark on a new chapter of home ownership. With over 1200 square feet of thoughtfully designed living space; this residence is perfect for the first time homebuyer or a savvy investor who wants to continue to grow their real estate portfolio. Step into a kitchen that's ready to inspire your culinary adventures, featuring stainless steal appliances such as a modern refrigerator and whisper-quiet dishwasher and a breakfast bar. This 3 level floor plan features a spacious primary suite with a private ensuite and walk in closet, offering your own personal oasis. Additionally upstairs, there is the laundry room, another bedroom with a walk in closet and another 4 piece bathroom. THIS SPACIOUS DECK though overlooking your gorgeous courtyard is a game changer! It really is a canvas for your family's outdoor dreams—think summer barbecues, games of catch, or simply relaxing without having to worry about having your neighbours behind you. Location is everything - and this property delivers being so close to the Calgary Airport, major highways, shopping centres and daily amenities. Is is important to note, this unit comes with an extended single garage, a hidden storage unit that can be used as a wine cellar, storage or mud room and has visitor parking. Did I mention that this property comes with a new A/C unit, making townhouse living during the Calgary summer months bearable?! The potential is endless. There are so many other things I wish I could tell you about this property but I am running out of allotted space so you will just have to come check it out yourself! Book your showing today!

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